22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Lounge Diner
20' x 15'5 max (6.10m x 4.70m max)

Conservatory
8'11 x 14'2 (2.72m x 4.32m)

Kitchen
11'1 x 8'11 (3.38m x 2.72m)

Bedroom One
13'4 x 9'7 (4.06m x 2.92m)

Bedroom Two
8'11 x 8'4 (2.72m x 2.54m)

Shower Room





FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 · Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Thisledo, 6 The Rowans, Countesthorpe, LE8 5TF

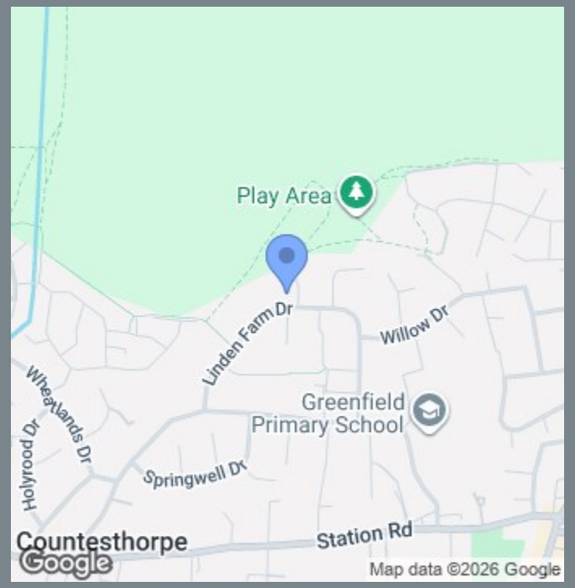
Offers Over £270,000

OVERVIEW

- Beautifully Presented Bungalow
- Village & Cul De Sac Location
- No Onward Chain
- Spacious Lounge Diner
- Conservatory & Kitchen
- Two Good Sized Bedrooms & Bathroom
- Driveway & Garage
- Low Maintenance Garden
- An Early Viewing Is Essential
- EER - D, Freehold, Tax - C

LOCATION LOCATION....

The Rowans enjoys a lovely position within the sought-after South Leicestershire village of Countesthorpe, offering all the charm of village living with a wonderful range of everyday amenities close at hand. The village has a thriving community & is well served by a variety of local shops, including Tesco Express, the Co-op, a post office, pharmacy, health centre, traditional pubs, cafés & takeaways. The neighbouring village of Blaby offers a further selection of supermarkets, independent retailers & eateries, whilst Fosse Park Shopping Centre is within easy driving distance for those who enjoy a little retail therapy. Families are well catered for with Greenfield Primary School & Countesthorpe Academy, together with local nurseries & preschool facilities. For those who enjoy the outdoors, Countesthorpe Country Park, local recreation grounds & the surrounding Leicestershire countryside provide wonderful opportunities for leisurely walks, dog walking, cycling & spending quality time together in the fresh air. The village has a welcoming community spirit, with Countesthorpe Village Hall, the community library, St Andrew's Church, cricket & bowls clubs offering a variety of activities, social groups & events throughout the year. For commuters, the location is equally appealing, with regular bus services connecting the village to Blaby, South Wigston & Leicester City Centre, alongside convenient road links to the M1, M69 & A426. Nearby railway stations at South Wigston & Narborough provide further travel connections to Leicester & Birmingham.











THE INSIDE STORY

Situated at the end of a delightful cul-de-sac within the ever-popular village of Countesthorpe, this beautifully presented semi-detached bungalow is offered for sale with the added benefit of no onward chain. Providing comfortable single-storey living, this lovely home is ideal for those looking to downsize without compromising on living space. On entering the property, you are welcomed into the entrance hallway, which leads through to the accommodation. The spacious lounge diner offers ample room for comfortable seating, creating a cosy setting in which to unwind, whilst still allowing space for a dining table & chairs to enjoy mealtimes with family & friends. The fitted kitchen provides a practical space for everyday cooking with storage & work surfaces. A wonderful addition to this home is the conservatory, offering a versatile reception room, ideal for enjoying a morning coffee, reading a favourite book or simply sitting back & admiring the garden throughout the changing seasons. There are two lovely bedrooms, with the second offering flexibility for visiting guests, a hobby room or a home office, together with a well-appointed shower room. Externally, the property benefits from a generous driveway providing ample off-road parking & access to the single garage. The delightful south-facing rear garden is a particularly appealing feature, offering a lovely outdoor space to enjoy the sunshine, potter amongst the plants or entertain family & friends during the warmer months. With its fabulous village location, well-presented accommodation & lovely garden, this bungalow is ready for its new owners to move in & make it their own.







